

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING**  
**OF**  
**Friday, June 03, 2016**

REVIEWED & APPROVED  
7/27/16

Minutes of the Regular Meeting of the County Planning Department Hearings held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by **Matt Janssen, Hearing Officer.**

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of 8:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

**HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.**

Matt Janssen, Hearing Officer: opens meeting.

**PUBLIC COMMENT PERIOD**

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

Matt Janssen, Hearing Officer: opens public comment with no one coming forward.

**CONSENT AGENDA**

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):

3. April 1, 2016 PDH DRAFT Minutes

**Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of April 1, 2016 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.**

4. April 8, 2016 PDH DRAFT Minutes

**Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of April 8, 2016 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.**

## **HEARING ITEMS**

5. Continued hearing to consider a request by **BRECON ESTATES/HACKETT PACIFIC INVESTMENTS** for a Minor Use Permit (DRC2014-00081) to amend the existing winery operations to allow for the construction of a 2,500 square-foot new visitor parking area; a pedestrian bridge from the new parking area; and a new primary access driveway from Jensen Road. The existing driveway from Vineyard Drive will be maintained as an emergency access during events and the existing parking will be converted to staff and event parking. The applicant is also requesting 6 special events with up to 80 guests, use of an adjacent parcel (APN 039-011-026 under same ownership) for overflow parking for up to 45 spaces during industry events and modification of noise ordinance standards to allow amplified music past 5 PM (to 10 PM). The project will result in approximately 1.51 acres of disturbance. The proposed project site consists of 2 parcels; the existing winery (APN039-011-025; 19.15 acres) and adjacent parcel (APN039-011-026; 20.20 acres) for overflow parking, totaling 39.35 acres. Both parcels are in the Agriculture land use category, and are located at 7450 Vineyard Drive (winery) and 1120 Jensen Road (overflow parking), approximately 7 miles west of the community of Paso Robles, in the Adelaida sub area of the North County Planning Area. Also to be considered is the approval of the environmental documents. A mitigated negative declaration was issued on April 7, 2016. (Continued from May 20, 2016)

**County File Number: DRC2014-00081**  
**Supervisory District: 1**  
**Project Manager: Schani Siong**

**APN(s): 039-011-025 & 039-011-026**  
**Date Accepted: February 26, 2015**  
**Recommendation: Approval**

Schani Siong, Project Manager: presents staff report via power point. Reviews concerns with the proposed project and discusses revised Conditions.

Jamie Kirk, Agent: discusses the proposed project via power point.

Mike Samson, Neighbor: discusses concerns with the proposed project.

Joe Crowley, neighbor: discusses the noise decibels of a live band.

Jamie Kirk, Agent: responds to public concerns with traffic, water use and code enforcement violations.

Schani Siong, Planner: comments on the access road. And discusses reinstating Condition 11b; renumbering this Condition to 12 b and continuing the renumbering as needed.

Matt Janssen, Hearing Officer: requests to view site plan with clarification on what the Condition changes reflect with Schani Siong responding.

Matt Janssen, Hearing Officer: requests clarification on who will be using this driveway with Jamie Kirk responding. Mr. Janssen: also discusses the noise and the end time of 10:00 pm, suggests changing the time to 9:00pm with Jamie Kirk responding.

Matt Janssen, Hearing Officer: reviews the suggested Condition changes, Condition 3 and Condition 30, revising the end time to 9:00pm.

Schani Siong, Project Manager: states all the revisions have been made.

**Thereafter, on motion of the hearing officer, the request by BRECON ESTATES/HACKETT PACIFIC INVESTMENTS for a Minor Use Permit (DRC2014-00081) is granted based on the Findings A. through F. in Exhibit A and subject to the REVISED Conditions 1 through 43 in**

**Exhibit B. Noting all revisions (Revising Conditions 11 and 31) from the memo received prior to the hearing dated June 2, 2016; Revising Condition 3 regarding the hours of operation to "10:00 a.m. to 9:00 p.m." and the last sentence to "Amplified music is not allowed beyond 9 p.m."; Revise numbering after Condition 11; Revising Condition 12b to read "Reconstruct the existing Vineyard Drive driveway to a B-1 series standard and limit to ingress only. The onsite circulation and parking shall be designed, striped and signed to dissuade vehicles from exiting the project site using Vineyard Drive Driveway." Revising Condition 30 to read "VS-2 Exterior lighting related to events shall be turned on no earlier than 1 hour prior to the event and turned off after the end of each event. Special events shall occur between the hours of 10:00 am to 9:00 pm. All lighting related to events shall be turned off by 10:00 pm." and New Condition 35 to read "No special events held on Saturdays shall start or terminate during the hours between 10 am to 12pm and 2pm to 4pm." (Document Number: 2016-044\_PDH)**

6. Continued hearing to consider a request by **DAVID NANKIVELL** for a Minor Use Permit / Coastal Development Permit (DRC2015-00074) to allow an existing 2,140 square-foot, 4-bedroom single family residence to be used as a residential vacation rental. The Minor Use Permit is requesting to modify the location standard for vacation rentals per Coastal Zone Land Use Ordinance Section 23.08.165(C)(1). The requested waiver would allow the proposed vacation rental to be located within 40 feet of an existing vacation rental, which is closer than the distance requirement allows for. The proposed project will result in no site disturbance on a 3,963 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 5840 Moonstone Beach Drive, between Stafford and Chatham Roads, within the community of Cambria. The site is in the North Coast planning area. Also to be considered is the proposed environmental determination. This project is exempt under CEQA. (Continued from April 8, 2016)

**County File Number: DRC2015-00074**  
**Supervisory District: 2**  
**Project Manager: Airlin M. Singewald**

**Assessor Parcel Number: 022-052-052**  
**Date Accepted: January 14, 2016**  
**Recommendation: Denial**

Airlin Singewald, Project Manager: presents staff report via power point with the recommendation of denial of the proposal.

David Brown, Agent: discusses the proposed project. Also, clarifies this is not a ocean front property.

John McGary, neighbor: states concern with proposed property.

Joe Crowley, neighbor: discusses concern and issues with the proposed property.

Barbara Crowley, neighbor: discusses the concerns with the proposed project.

Airlin Singewald, Project Manager: clarifies the amount of legal vacation rentals in Cambria.

Matt Janssen, Hearing Officer: discusses reasons for support of staff recommendation for denial.

**Thereafter, on motion of the hearing officer, the request by DAVID NANKIVELL for a Minor Use Permit / Coastal Development Permit (DRC2015-00074) is denied based on the Findings A. through G. in Exhibit A.**

## **ADJOURNMENT**

**Next Scheduled Meeting: June 17, 2016**, in the County Board of Supervisors Chambers, County Government Center San Luis Obispo, CA.

**Nicole Retana, Secretary**  
**Planning Department Hearings**

**Minutes will be approved at the August 19, 2016, Planning Department Hearings Meeting.**